Statement of Information

Single residential property located outside the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	11-13 Orpington Crescent, Marshall VIC 3216

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $545,000 & $595,000

Median sale price

Median price $625,000 Property Type House Suburb Marshall

Period - From 11/09/2024 to 10/03/2025 Source price_finder

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within five kilometres of the property for sale in the last eighteen months that the estate agent or agents representative considers to be most comparable to the property for sale

Address of comparable property	Price	Date of sale
6 Leghorn Way Marshall VIC	$565,000	04/12/2024
7 De Vere Court Belmont VIC	$590,000	18/10/2024
19 Naughtin Circuit Charlemont VIC	$575,000	20/12/2024

This Statement of Information was prepared on: 12/03/2025